

Development Fees



THE CITY OF SAN DIEGO

City Planning &
Community Investment
Department

This brochure outline fees which the Facilities Financing Section of the City Planning & Community Investment Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS.
CHECK WITH FACILITIES FINANCING PROJECT MANAGER FOR CURRENT FEES.**

March 13, 2008 COMMUNITY	FISCAL YEAR 2008 FACILITIES BENEFIT ASSESSMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single-Family	SPF Multit-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	49,687	34,781	16,447 (a) (b)	8,558 12,500 (a)	164,455	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	-	-
Carmel Valley - N	21,789	15,253	80,837	75,172	77,787 53,250	-	-	-	-
Carmel Valley - S	21,789	15,253	80,837	75,172	77,787 53,250	-	-	-	-
Del Mar Mesa	83,481(c)	58,437	171,971	-	-	-	-	-	-
Fairbanks Ranch	15,018	10,513	46,531	-	-	-	-	-	-
Miramar Ranch North(d)	-	-	-	-	-	-	-	-	-
Mira Mesa	26,297	18,408	162,778	57,064- 74,683	-	-	-	-	-
North University City	17,365	12,156		-	-	1,170(e)	-	-	-
Otay Mesa (f)	22,135	15,495	127,287 133,718	44,270 44,127		-	-		
Pacific Highlands Ranch	69,118 47,002 (g)	48,384	557,652	371,765	198,273				
Rancho Bernardo	2,717	2,717	-	-	-	197	12	-	-
Rancho Encantada	2,622	1,835	-	-	-	-	-	-	-
Rancho Peñasquitos	21,397	14,978	128,382	-	-	-	-	-	-
Sabre Springs	3,965	2,776	693(a)	350(a)	-	-	-	-	-
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	27,954	19,568	109,411	65,957	37,745	-	-	-	-
Torrey Highlands (m)(i)	91,799	64,262	164,320- 553,548(i)	461,464	137,699	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	-	-
Urbanized Communities									
Barrio Logan	10,200	10,200	-	-	-	302	457	-	-
Centre City	3,970	3,970	-	-	-	1,700	320	-	-
Clairemont Mesa	4,261	4,261	-	-	-	42	105	-	-
College Area	2,484	2,484	-	-	-	175	-	-	-
Golden Hill	8,124	8,124	-	-	-	115	221	-	-
Kearny Mesa	7,536	7,536	-	-	-	61	66	-	-
La Jolla	4,794	4,794	-	-	-	171	148	-	-
Linda Vista	1,788(j)	1,788(j)	-	-	-	98	188/91(k)	-	-
Mid City	2,417	2,417	-	-	-	75	5		
Midway/Pacific Highway	6,526	6,526	-	-	-	842	15	-	-
Mission Beach	1,590	1,590	-	-	-	148	-	-	-
Mission Valley	11,621	11,621	-	-	-	251	323	-	-
Navajo	6,566	6,566	-	-	-	292	279	-	-
North Park	4,080	4,080	-	-	-	62	115		
Ocean Beach	3,063	3,063	-	-	-	188	268	-	-

March 13, 2008 COMMUNITY	FISCAL YEAR 2008 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		SPF Single-Family	SPF Multit-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Old San Diego	4,582	4,582				615	277	-	-
Otay Mesa-Nestor	9,957	9,957	-	-	-	89	1	-	-
Pacific Beach	2,431	2,431	-	-	-	46	120	-	-
Peninsula	3,020	3,020	-	-	-	146	114	-	-
San Ysidro	9,027	9,027	-	-	-	350	23	-	-
Serra Mesa	6,516	6,516	-	-	-	226	587	-	-
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	-	-
Southeastern San Diego	5,559	5,559	-	-	-	290	70	-	-
Tijuana River Valley	9,027	9,027	-	-	-	350	23	-	-
Tierrasanta	14,525	14,525	-	-	-	1,530	628	-	-
Torrey Pines	9,180	9,180	-	-	-	327	-	-	-
South University City	1,778	1,778	-	-	-	91	-	-	-
Uptown	7,665	7,665	-	-	-	119	74	-	-

Key:

SPF - Special Park Fee

ADT - Average Daily Trip

SF - Square Foot

GBA - Gross Building Area

DIF - Development Impact Fee

FBA - Facilities Benefit Assessment

Notes:

- (a) Assessment per 1,000 sq. ft. of Building Area
- (b) Hotel Rate = \$20,447/Room, Golf Course Rate = \$1,802,127/Course
- (c) AR-1-2 (New Land Use Code) Zone Single Family - \$78,472
- (d) Fee Dependent on Development Agreements. Check with Project Manager.
- (e) Applies to Commercial & Industrial development in the North University City Community area.
- (f) Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.
- (g) Del Mar Highlands Estates ONLY.
- (h) Vista del Lago ONLY
- (i) Local Mixed Use - \$740,818 per acre (net of residential area)
- (j) Includes \$91 per DU for the Linda Vista Community Center
- (k) An addition of \$91 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
- (l) Credit against DIF is given for SPF.
- (m) Excludes Fairbanks Highlands.

**Schedule of Interim Development Impact Fees
For Subarea II of the North City Future Urbanizing Area***

LAND USE	FY 2007 FEES
Estate Home (Density of 1, or fewer, per acre)	\$29,011 per unit
Single Family Detached	\$24,176 per unit
Multi Family Attached	\$16,923 per unit
Commercial	
a. Retail	\$51,345 per 1000 sq. ft. of Gross Building Area
b. Office	\$21,066 per 1000 sq. ft. of Gross Building Area
c. Employment Center	\$16,020 per 1000 sq. ft. of Gross Building Area
d. Service	\$26,113 per 1000 sq. ft. of Gross Building Area

* These fees will be in effect until a Public Facilities Financing Plan is approved by Council.

**CITYWIDE HOUSING IMPACT FEE
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel.....	\$0.64
Research & Development.....	\$0.80
Retail.....	\$0.64
Manufacturing.....	\$0.64
Warehouse.....	\$0.27

Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.

These fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects
 Facilities Financing (619)533-3670
 (Project Manager Community Assignments Listed on Back Page)
 Copies of the Ordinance
 City Clerk..... (619)533-4000
 The Housing Trust Fund / Housing Commission..... (619)578-7582

**CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT
FACILITIES FINANCING SECTION**

Charlene Gabriel
(619) 533-3670
facilitiesfinancing@sandiego.gov

Facilities Financing Manager

Pamela Bernasconi
(619) 533-3670
pbernasconi@sandiego.gov

Supervising Project Manager

John Tracanna
(619) 533-3670
jtracanna@sandiego.gov

Supervising Project Manager

Project Managers

Angela Abeyta
(619) 533-3674
aabeyta@sandiego.gov

Vicki Burgess
(619) 533-3684
vburgess@sandiego.gov

Frank January
(619) 533-3699
fjanuary@sandiego.gov

Cheryl Robinson
(619) 533-3679
crobinson@sandiego.gov

Megan Sheffield
(619) 533-3672
msheffield@sandiego.gov

Charlette Strong-Williams
(619) 533-3683
cstrong@sandiego.gov

Community Responsibilities

Black Mountain Ranch, Carmel Mountain Ranch, College Area,
Miramar Ranch North, Mission Beach, Rancho Bernardo, Rancho
Encantada, San Pasqual, Scripps Miramar Ranch

Barrio Logan, Golden Hill, Greater North Park, La Jolla, Mid-City,
Navajo, Serra Mesa, Skyline/Paradise Hills, Southeastern San
Diego, Torrey Pines, Via De La Valle

Fairbanks Ranch, Otay Mesa (Eastern and Western areas), Pacific
Highlands Ranch, Subarea 2

Midway/Pacific Highway, Mira Mesa, Mission Valley, North
University City, Old San Diego, Peninsula, South University City,
Uptown

Carmel Valley (North and South), North City Future Urbanizing
Area, Centre City, East Elliott, Otay Mesa-Nestor, Tierrasanta,
Torrey Hills (formerly Sorrento Hills)

Clairemont Mesa, Del Mar Mesa, Kearny Mesa, Linda Vista, Ocean
Beach, Pacific Beach, Rancho Peñasquitos, Sabre Springs, San
Ysidro, Tijuana River Valley, Torrey Highlands

For general questions phone us at (619) 533-3670 or e-mail us at facilitiesfinancing@sandiego.gov
or visit our website at <http://www.sandiego.gov/planning/>